HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: December 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Can a, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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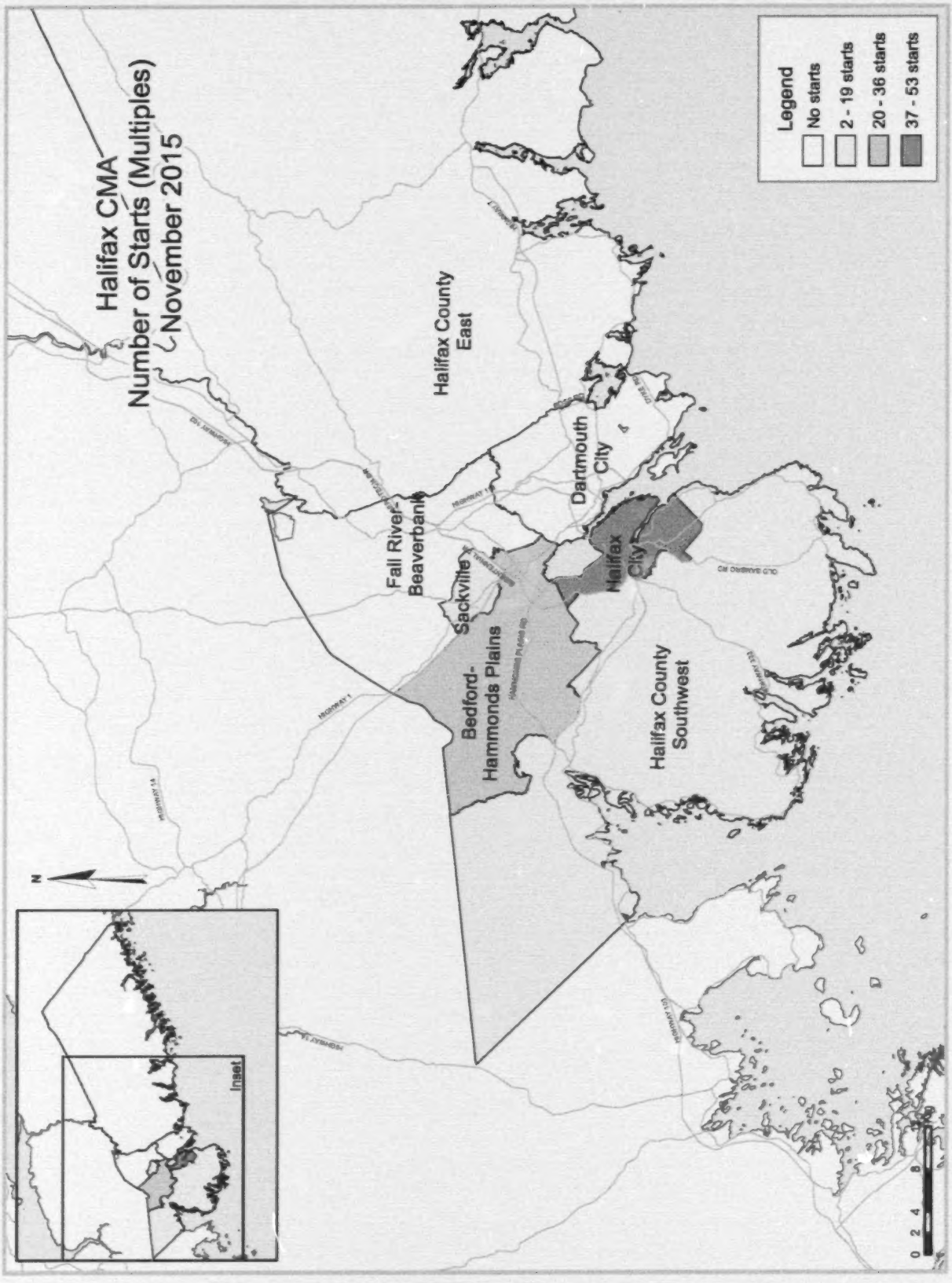
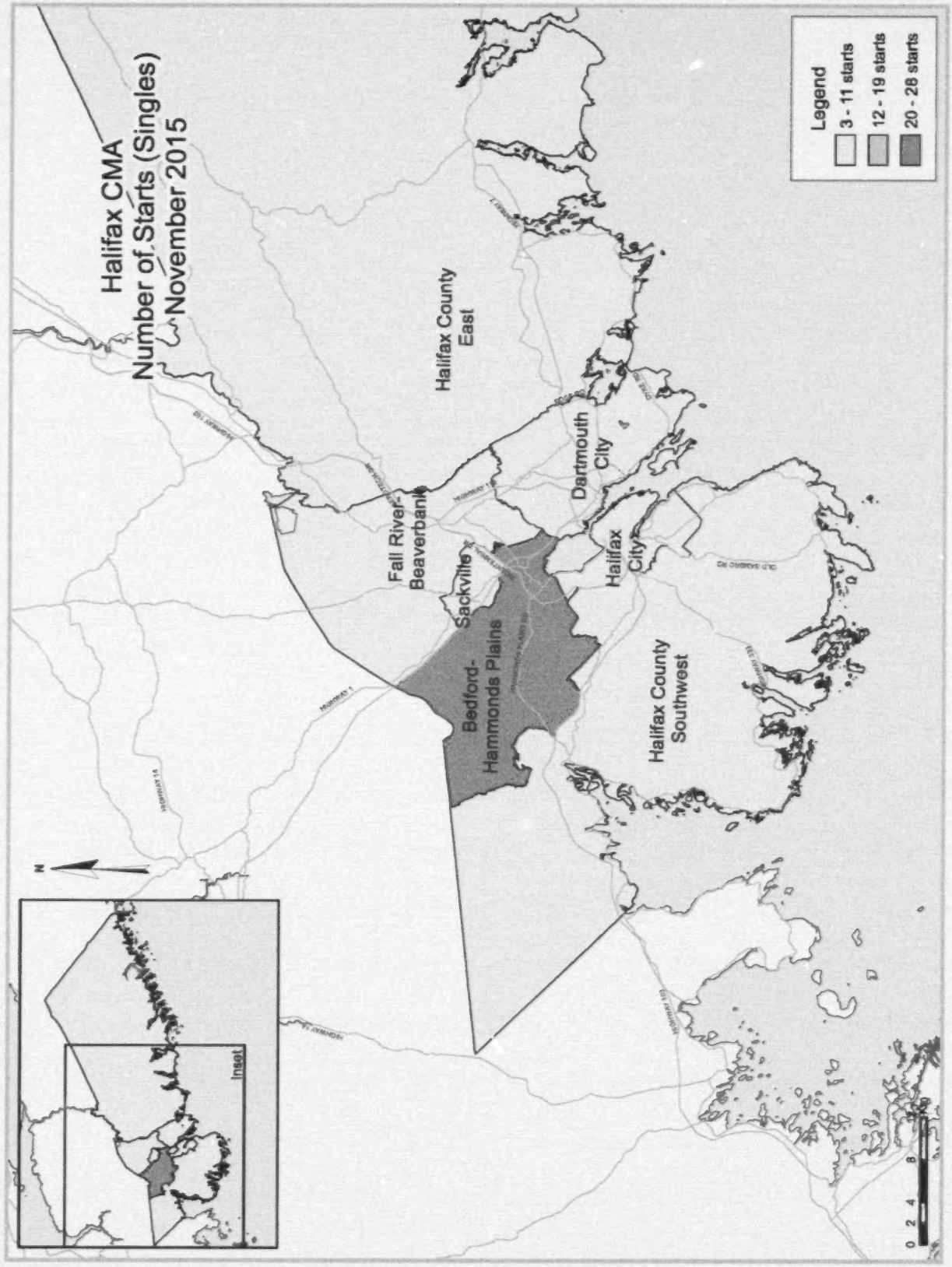
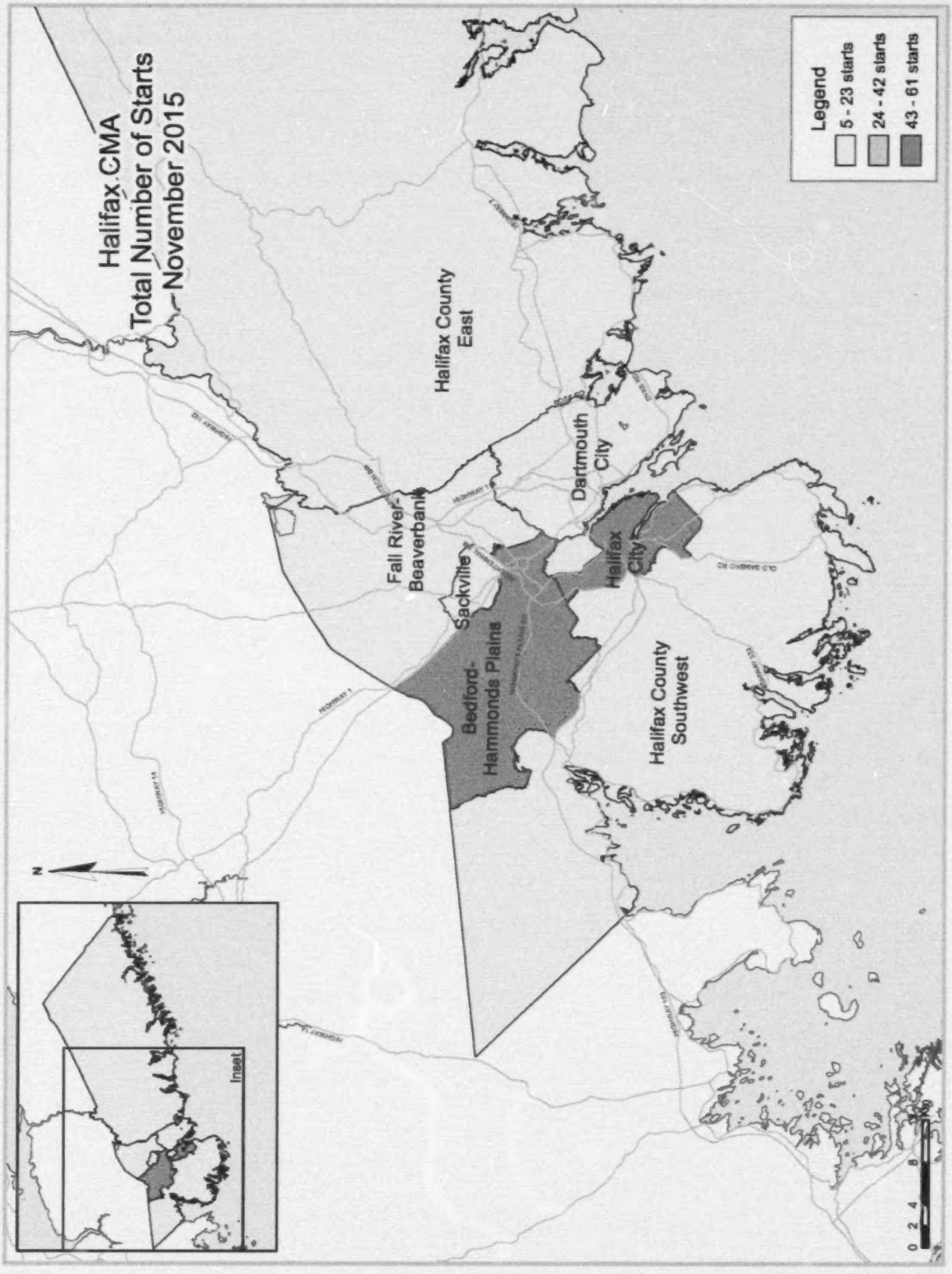
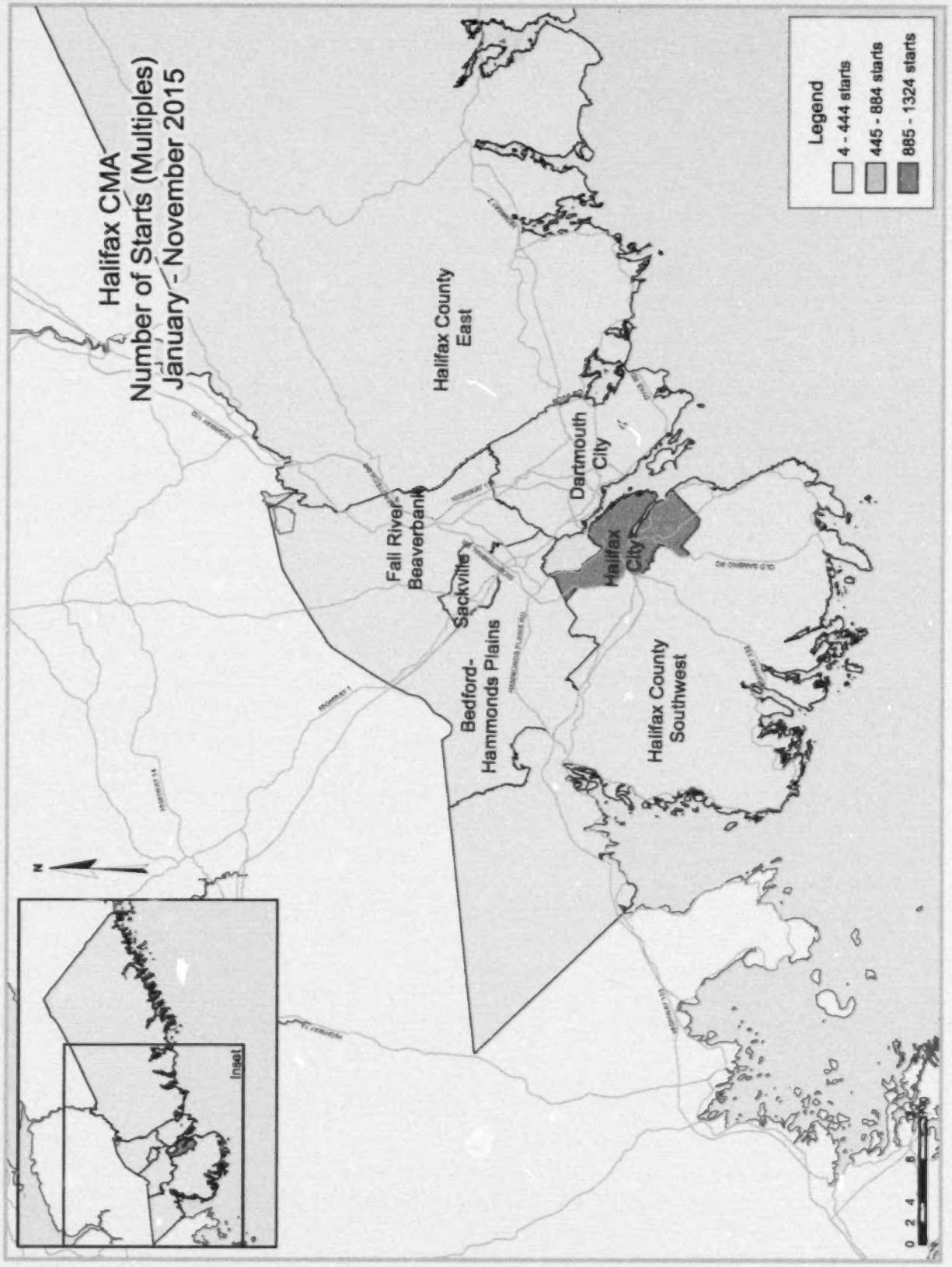
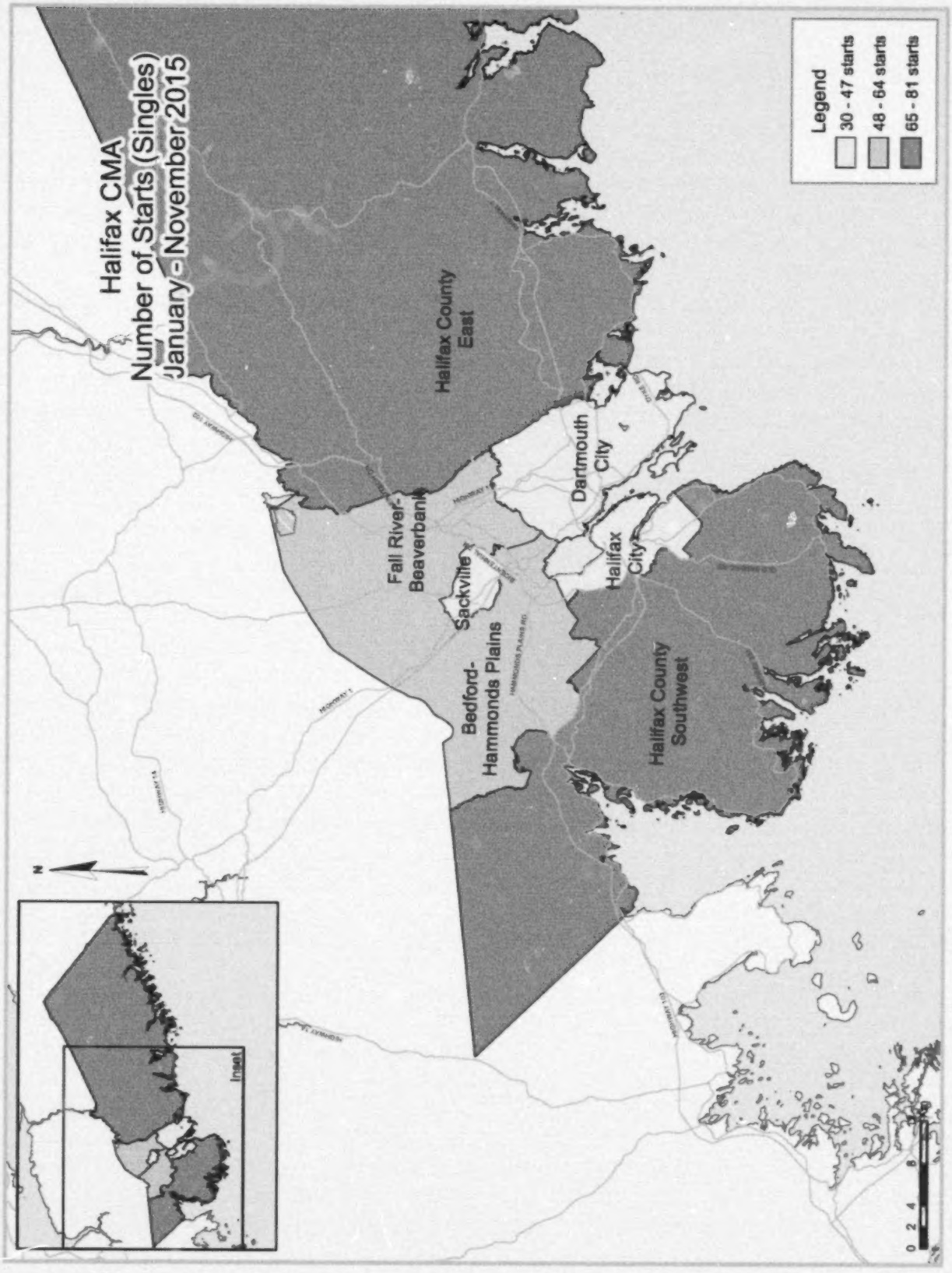
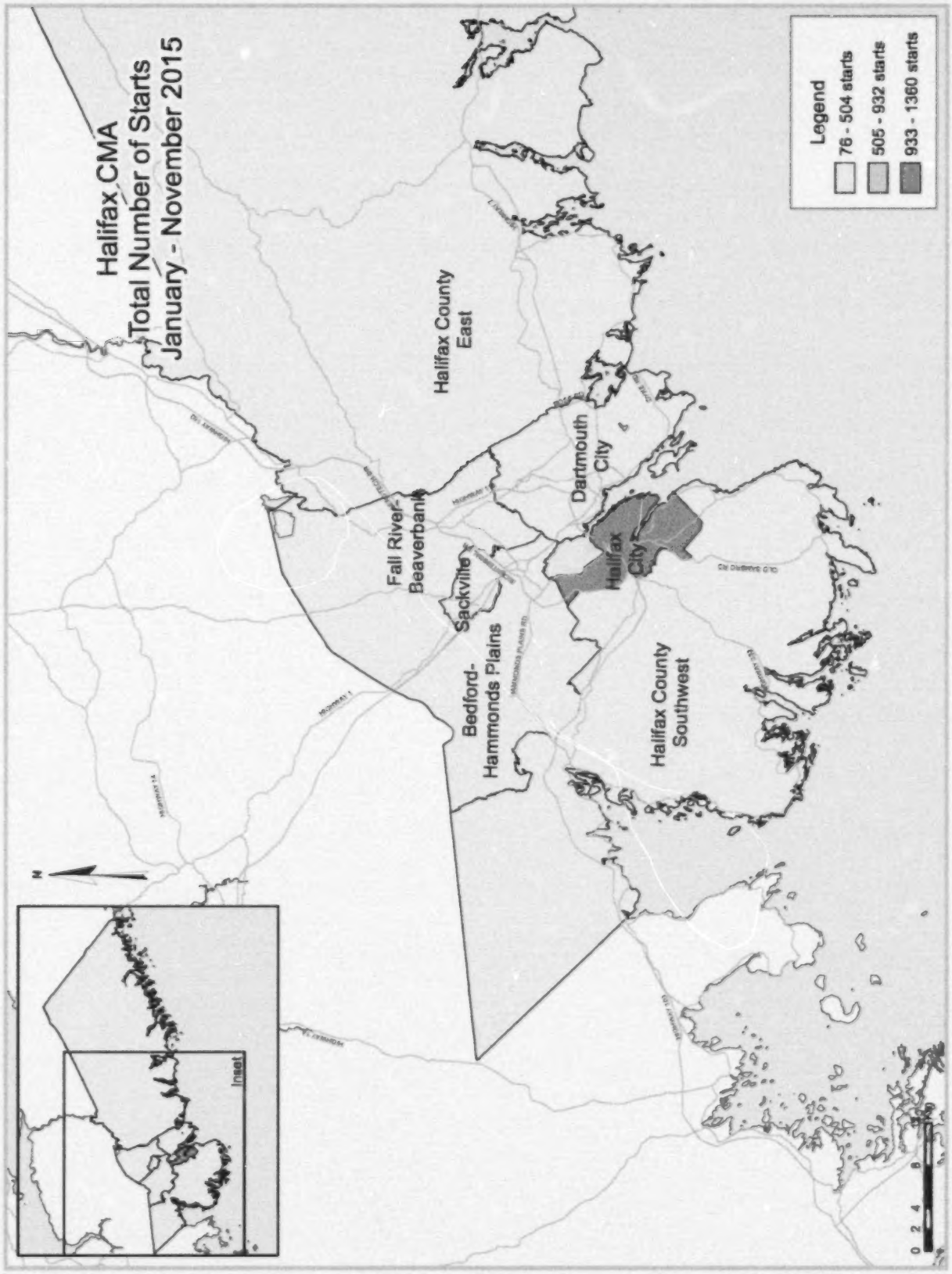

Halifax CMA
Number of Starts (Multiples)
November 2015
Legend
No starts
2 - 19 starts
20 - 36 starts
37 - 53 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
November 2015
Legend
3 - 11 starts
12 - 19 starts
20 - 28 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
November 2015
Legend
5 - 23 starts
24 - 42 starts
43 - 61 starts
Halifax County East
Dartmouth City
Halifax City
Fall River - Beaverbank
Sackville
Bedford - Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - November 2015
Legend
4 - 444 starts
445 - 884 starts
885 - 1324 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - November 2015
Legend
30 - 47 starts
48 - 64 starts
65 - 81 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - November 2015
Legend
76 - 504 starts
505 - 932 starts
933 - 1360 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8 12 16

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2015		
Halifax CMA[1]	October 2015	November 2015
Trend[2]	4,159	3,377
SAAR	1,042	1,944
	November 2014	November 2015
Actual		
November - Single-Detached	44	69
November - Multiples	146	95
November - Total	190	164
January to November - Single-Detached	475	379
January to November - Multiples	1,139	2,167
January to November - Total	1,614	2,546

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	59	6	16	0	0	0	10	73	164
November 2014	39	6	12	0	0	95	5	21	190
% Change	51.3	0.0	33.3	n/a	n/a	-100.0	100.0	**	-13.7
Year-to-date 2015	352	64	66	3	2	378	53	1,483	2,546
Year-to-date 2014	450	66	88	0	0	166	33	774	1,614
% Change	-21.8	-3.0	-22.7	n/a	n/a	127.7	60.6	91.6	57.7
UNDER CONSTRUCTION									
November 2015	317	70	117	0	0	544	28	2,304	3,555
November 2014	354	56	152	0	0	298	21	1,918	2,836
% Change	-10.5	25.0	-23.0	n/a	n/a	82.6	33.3	20.1	25.4
COMPLETIONS									
November 2015	42	2	3	1	2	0	8	0	58
November 2014	33	2	0	0	0	0	14	0	49
% Change	27.3	0.0	n/a	n/a	n/a	n/a	-42.9	n/a	18.4
Year-to-date 2015	370	46	91	3	2	72	62	947	1,593
Year-to-date 2014	519	96	69	0	6	32	39	716	1,477
% Change	-28.7	-52.1	31.9	n/a	-66.7	125.0	59.0	32.3	7.9
COMPLETED & NOT ABSORBED									
November 2015	77	12	28	1	3	56	n/a	n/a	177
November 2014	88	23	26	0	4	0	n/a	n/a	141
% Change	-12.5	-47.8	7.7	n/a	-25.0	n/a	n/a	n/a	25.5
ABSORBED									
November 2015	36	4	6	1	2	6	n/a	n/a	55
November 2014	35	2	2	0	2	0	n/a	n/a	41
% Change	2.9	100.0	200.0	n/a	0.0	n/a	n/a	n/a	34.1
Year-to-date 2015	375	55	85	2	2	67	n/a	n/a	586
Year-to-date 2014	515	101	83	0	2	0	n/a	n/a	701
% Change	-27.2	-45.5	2.4	n/a	0.0	n/a	n/a	n/a	-16.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
November 2015	8	2	0	0	0	0	0	51	61
November 2014	2	4	6	0	0	56	0	20	88
Dartmouth City									
November 2015	4	0	0	0	0	0	3	0	7
November 2014	3	0	0	0	0	39	2	0	44
Bedford-Hammonds Plains									
November 2015	22	0	10	0	0	0	6	22	60
November 2014	6	2	0	0	0	0	0	0	8
Sackville									
November 2015	3	2	6	0	0	0	0	0	11
November 2014	4	0	6	0	0	0	1	0	11
Fall River - Beaverbank									
November 2015	10	0	0	0	0	0	0	0	10
November 2014	2	0	0	0	0	0	1	0	3
Halifax County East									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	8	0	0	0	0	0	0	0	20
Halifax County Southwest									
November 2015	7	2	0	0	0	0	1	0	10
November 2014	14	0	0	0	0	0	1	1	16
Halifax CMA									
November 2015	59	6	16	0	0	0	10	73	164
November 2014	39	6	12	0	0	95	5	21	190

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
November 2015	40	22	45	0	0	434	0	1,589	2,130
November 2014	43	24	77	0	0	128	21	1,319	1,612
Dartmouth City									
November 2015	33	12	6	0	0	110	3	213	418
November 2014	40	6	4	0	0	110	0	233	413
Bedford-Hammonds Plains									
November 2015	53	8	20	0	0	0	4	163	315
November 2014	34	6	34	0	0	0	0	75	149
Sackville									
November 2015	22	2	35	0	0	0	0	256	370
November 2014	36	0	6	0	0	60	0	225	327
Fall River - Beaverbank									
November 2015	46	14	0	0	0	0	21	2	83
November 2014	52	16	16	0	0	0	0	65	154
Halifax County East									
November 2015	63	8	0	0	0	0	0	1	84
November 2014	80	2	0	0	0	0	0	0	94
Halifax County Southwest									
November 2015	60	4	11	0	0	0	0	80	155
November 2014	69	2	15	0	0	0	0	1	87
Halifax CMA									
November 2015	317	70	117	0	0	544	28	2,304	3,555
November 2014	354	56	152	0	0	298	21	1,918	2,836

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
November 2015	6	2	3	0	0	0	0	0	11
November 2014	6	0	0	0	0	0	0	0	6
Dartmouth City									
November 2015	4	0	0	0	0	0	2	0	6
November 2014	3	0	0	0	0	0	3	0	6
Bedford-Hammonds Plains									
November 2015	5	0	0	0	0	0	5	0	10
November 2014	3	0	0	0	0	0	0	0	3
Sackville									
November 2015	8	0	0	0	0	0	0	0	8
November 2014	3	2	0	0	0	0	5	0	10
Fall River - Beaverbank									
November 2015	6	0	0	0	0	0	0	0	6
November 2014	6	0	0	0	0	0	1	0	7
Halifax County East									
November 2015	2	0	0	1	2	0	0	0	5
November 2014	4	0	0	0	0	0	0	0	4
Halifax County Southwest									
November 2015	11	0	0	0	0	0	1	0	12
November 2014	8	0	0	0	0	0	5	0	13
Halifax CMA									
November 2015	42	2	3	1	2	0	8	0	58
November 2014	33	2	0	0	0	0	14	0	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
November 2015	15	5	12	0	0	54	n/a	n/a	86
November 2014	16	10	11	0	0	0	n/a	n/a	37
Dartmouth City									
November 2015	10	0	2	0	0	0	n/a	n/a	12
November 2014	14	1	4	0	0	0	n/a	n/a	19
Bedford-Hammonds Plains									
November 2015	15	0	5	0	0	0	n/a	n/a	20
November 2014	17	0	3	0	0	0	n/a	n/a	20
Sackville									
November 2015	10	3	8	0	0	2	n/a	n/a	23
November 2014	7	7	7	0	0	0	n/a	n/a	21
Fall River - Beaverbank									
November 2015	11	4	1	0	0	0	n/a	n/a	16
November 2014	21	5	0	0	0	0	n/a	n/a	26
Halifax County East									
November 2015	9	0	0	1	0	0	n/a	n/a	10
November 2014	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
November 2015	7	0	0	0	3	0	n/a	n/a	10
November 2014	6	0	1	0	4	0	n/a	n/a	11
Halifax CMA									
November 2015	77	12	28	1	3	56	n/a	n/a	177
November 2014	88	23	26	0	4	0	n/a	n/a	141

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
November 2015	6	4	5	0	0	6	n/a	n/a	21
November 2014	9	2	1	0	0	0	n/a	n/a	12
Dartmouth City									
November 2015	2	0	1	0	0	0	n/a	n/a	3
November 2014	2	0	0	0	0	0	n/a	n/a	2
Bedford-Hammonds Plains									
November 2015	3	0	0	0	0	0	n/a	n/a	3
November 2014	2	0	1	0	0	0	n/a	n/a	3
Sackville									
November 2015	7	0	0	0	0	0	n/a	n/a	7
November 2014	5	0	0	0	0	0	n/a	n/a	5
Fall River - Beaverbank									
November 2015	7	0	0	0	0	0	n/a	n/a	7
November 2014	4	0	0	0	0	0	n/a	n/a	4
Halifax County East									
November 2015	3	0	0	1	2	0	n/a	n/a	6
November 2014	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
November 2015	8	0	0	0	0	0	n/a	n/a	8
November 2014	8	0	0	0	2	0	n/a	n/a	10
Halifax CMA									
November 2015	36	4	6	1	2	6	n/a	n/a	55
November 2014	35	2	2	0	2	0	n/a	n/a	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511
% Change	-12.9	5.5	-25.4	-100.0	87.5	-40.9	175.0	92.4	2.4
2005	1,211	146	173	1	8	450	4	458	2,451

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Halifax City	8	2	2	4	0	6	51	76	61	88	-30.7
Dartmouth City	7	5	0	0	0	0	0	39	7	44	-84.1
Bedford-Hammonds Plains	28	6	0	2	10	0	22	0	60	8	**
Sackville	3	5	2	0	6	6	0	0	11	11	0.0
Fall River - Beaverbank	10	3	0	0	0	0	0	0	10	3	**
Halifax County East	5	8	0	0	0	0	0	12	5	20	-75.0
Halifax County Southwest	8	15	2	0	0	0	0	1	10	16	-37.5
Halifax CMA	69	44	6	6	16	12	73	128	164	190	-13.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	36	44	24	34	24	37	1,276	639	1,360	754	80.4
Dartmouth City	30	39	6	0	6	0	234	130	276	169	63.3
Bedford-Hammonds Plains	60	45	8	6	10	22	230	75	308	148	108.1
Sackville	44	46	2	0	28	10	261	50	335	106	**
Fall River - Beaverbank	63	87	12	22	29	21	2	65	106	195	-45.6
Halifax County East	65	114	10	2	0	0	1	12	76	128	-40.6
Halifax County Southwest	81	100	4	2	0	11	0	1	85	114	-25.4
Halifax CMA	379	475	66	66	97	101	2,004	972	2,546	1,614	57.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Halifax City	0	6	0	0	0	56	51	20
Dartmouth City	0	0	0	0	0	39	0	0
Bedford-Hammonds Plains	10	0	0	0	0	0	22	0
Sackville	6	6	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	1
Halifax CMA	16	12	0	0	0	95	73	21

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	24	33	0	4	378	56	898	583
Dartmouth City	6	0	0	0	0	110	213	0
Bedford-Hammonds Plains	10	22	0	0	0	0	163	75
Sackville	28	6	0	4	0	0	206	50
Fall River - Beaverbank	0	16	29	0	0	0	2	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	11	0	0	0	0	0	1
Halifax CMA	68	88	29	8	378	166	1,483	774

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Halifax City	10	12	0	56	51	20	61	88
Dartmouth City	4	3	0	39	3	2	7	44
Bedford-Hammonds Plains	32	8	0	0	28	0	60	8
Sackville	11	10	0	0	0	1	11	11
Fall River - Beaverbank	10	2	0	0	0	1	10	3
Halifax County East	5	8	0	0	0	0	5	20
Halifax County Southwest	9	14	0	0	1	2	10	16
Halifax CMA	81	57	0	95	83	26	164	190

Table 2.5: Starts by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	83	111	378	56	899	587	1,360	754
Dartmouth City	35	36	0	110	220	3	276	169
Bedford-Hammonds Plains	70	73	0	0	171	75	308	148
Sackville	73	45	0	0	207	61	335	106
Fall River - Beaverbank	73	119	0	0	33	71	106	195
Halifax County East	69	114	5	0	2	2	76	128
Halifax County Southwest	81	106	0	0	4	8	85	114
Halifax CMA	484	604	383	166	1,536	807	2,546	1,614

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Halifax City	6	6	2	0	3	0	0	0	11	6	83.3
Dartmouth City	6	6	0	0	0	0	0	0	6	6	0.0
Bedford-Hammonds Plains	10	3	0	0	0	0	0	0	10	3	**
Sackville	8	4	0	2	0	4	0	0	8	10	-20.0
Fall River - Beaverbank	6	7	0	0	0	0	0	0	6	7	-14.3
Halifax County East	3	4	2	0	0	0	0	0	5	4	25.0
Halifax County Southwest	12	13	0	0	0	0	0	0	12	13	-7.7
Halifax CMA	51	43	4	2	3	4	0	0	58	49	18.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	36	61	22	26	64	34	458	343	580	464	25.0
Dartmouth City	31	41	2	22	4	9	245	269	282	341	-17.3
Bedford-Hammonds Plains	37	64	6	10	24	8	75	0	142	82	73.2
Sackville	59	48	0	12	5	17	175	103	239	180	32.8
Fall River - Beaverbank	60	111	14	28	29	5	65	0	168	144	16.7
Halifax County East	79	129	2	4	0	3	0	32	81	168	-51.8
Halifax County Southwest	89	91	2	0	9	6	1	1	101	98	3.1
Halifax CMA	391	545	48	102	135	82	1,019	748	1,593	1,477	7.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Halifax City	3	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	4	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	3	0	0	4	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	48	34	16	0	72	0	386	343
Dartmouth City	4	9	0	0	0	0	245	269
Bedford-Hammonds Plains	16	8	8	0	0	0	75	0
Sackville	5	13	0	4	0	0	175	103
Fall River - Beaverbank	9	5	20	0	0	0	65	0
Halifax County East	0	0	0	3	0	32	0	0
Halifax County Southwest	9	6	0	0	0	0	1	1
Halifax CMA	91	75	44	7	72	32	947	716

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Halifax City	11	6	0	0	0	0	11	6
Dartmouth City	4	3	0	0	2	3	6	6
Bedford-Hammonds Plains	5	3	0	0	5	0	10	3
Sackville	8	5	0	0	0	5	8	10
Fall River - Beaverbank	6	6	0	0	0	1	6	7
Halifax County East	2	4	3	0	0	0	5	4
Halifax County Southwest	11	8	0	0	1	5	12	13
Halifax CMA	47	35	3	0	8	14	58	49

Table 3.5: Completions by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	105	119	72	0	403	345	580	464
Dartmouth City	33	64	0	0	249	277	282	341
Bedford-Hammonds Plains	54	82	0	0	88	0	142	82
Sackville	63	66	0	0	176	114	239	180
Fall River - Beaverbank	81	138	0	0	87	6	168	144
Halifax County East	75	131	5	32	1	5	81	168
Halifax County Southwest	96	84	0	6	5	8	101	98
Halifax CMA	507	684	77	38	1,009	755	1,593	1,477

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
November 2015	1	20.0	0	0.0	1	20.0	0	0.0	3	60.0	5	-	-
November 2014	0	0.0	4	44.4	0	0.0	0	0.0	5	55.6	9	-	-
Year-to-date 2015	7	20.0	6	17.1	1	2.9	2	5.7	19	54.3	35	-	-
Year-to-date 2014	10	17.5	12	21.1	4	7.0	3	5.3	28	49.1	57	-	319,250
Dartmouth City													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2014	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	8	26.7	2	6.7	0	0.0	7	23.3	13	43.3	30	-	-
Year-to-date 2014	18	35.3	5	9.8	7	13.7	2	3.9	19	37.3	51	-	-
Bedford-Hammonds Plains													
November 2015	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	-	-
November 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	2	6.5	1	3.2	4	12.9	5	16.1	19	61.3	31	-	-
Year-to-date 2014	4	6.2	5	7.7	12	18.5	13	20.0	31	47.7	65	-	414,723
Sackville													
November 2015	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
November 2014	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	451,660
Year-to-date 2015	2	3.8	2	3.8	16	30.2	7	13.2	26	49.1	53	-	488,680
Year-to-date 2014	1	2.6	4	10.5	10	26.3	13	34.2	10	26.3	38	-	451,660
Fall River - Beaverbank													
November 2015	1	14.3	2	28.6	3	42.9	1	14.3	0	0.0	7	-	-
November 2014	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Year-to-date 2015	12	17.1	11	15.7	15	21.4	10	14.3	22	31.4	70	-	441,827
Year-to-date 2014	12	12.5	23	24.0	25	26.0	11	11.5	25	26.0	96	-	439,819
Halifax County East													
November 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	-	-
November 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	42	56.8	9	12.2	11	14.9	2	2.7	10	13.5	74	-	288,613
Year-to-date 2014	69	56.6	19	15.6	18	14.8	6	4.9	10	8.2	122	260,000	297,710
Halifax County Southwest													
November 2015	2	25.0	0	0.0	2	25.0	1	12.5	3	37.5	8	-	-
November 2014	2	25.0	1	12.5	1	12.5	1	12.5	3	37.5	8	-	-
Year-to-date 2015	10	12.2	9	11.0	17	20.7	14	17.1	32	39.0	82	-	442,750
Year-to-date 2014	10	11.6	17	19.8	20	23.3	11	12.8	28	32.6	86	-	401,944
Halifax CMA													
November 2015	6	16.7	4	11.1	9	25.0	3	8.3	14	38.9	36	-	431,328
November 2014	7	20.0	6	17.1	6	17.1	6	17.1	10	28.6	35	-	403,771
Year-to-date 2015	83	22.1	40	10.7	64	17.1	47	12.5	141	37.6	375	400,000	450,237
Year-to-date 2014	124	24.1	85	16.5	96	18.6	59	11.5	151	29.3	515	370,000	395,586

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Halifax City	--	--	n/a	--	--	n/a
Dartmouth City	--	--	n/a	--	--	n/a
Bedford-Hammonds Plains	--	--	n/a	--	--	n/a
Sackville	--	--	n/a	--	--	n/a
Fall River - Beaverbank	--	--	n/a	441,827	439,819	0.5
Halifax County East	--	--	n/a	288,613	297,710	-3.1
Halifax County Southwest	--	--	n/a	--	--	n/a
Halifax CMA	431,328	403,771	6.8	450,237	395,586	13.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	November 2015				November 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	51	421,596	117	772	79	334,477	108	740	-35.4	26.0	8.3	4.3
Dartmouth City	55	245,223	86	625	81	225,341	105	628	-32.1	8.8	-18.1	-0.5
Bedford-Hammonds Plains	31	317,688	134	549	41	338,434	171	567	-24.4	-6.1	-21.6	-3.2
Sackville	15	199,627	99	260	20	212,545	74	257	-25.0	-6.1	33.8	1.2
Halifax County Southwest	20	220,957	124	386	27	217,583	87	383	-25.9	1.6	42.5	0.8
Halifax County East	16	239,294	102	287	15	174,693	105	311	6.7	37.0	-2.9	-7.7
Outside Halifax-Dartmouth Board	10	200,790	107	241	17	144,818	78	267	-41.2	38.6	37.2	-9.7
Fall River-Beaver Bank	11	299,839	107	373	25	254,290	160	352	-56.0	17.9	-33.1	6.0
Halifax CMA	209	293,710	110	3493	305	262,680	114	3505	-31.5	11.8	-3.5	-0.3

Submarket	Year-to-date 2015				Year-to-date 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,083	360,995	96		1,041	327,759	94		4.0	10.1	2.1	
Dartmouth City	1,135	240,491	79		1,159	242,676	88		-2.1	-0.9	-10.2	
Bedford-Hammonds Plains	559	359,827	133		567	357,927	139		-1.4	0.5	-4.3	
Sackville	321	208,910	99		378	217,198	90		-15.1	-3.8	10.0	
Halifax County Southwest	363	272,711	104		344	256,748	104		5.5	6.2	0.0	
Halifax County East	278	203,910	124		294	209,300	111		-5.4	-2.6	11.7	
Outside Halifax-Dartmouth Board	278	189,523	118		304	189,114	107		-8.6	0.2	10.3	
Fall River-Beaver Bank	307	282,905	100		355	288,912	108		-13.5	-2.1	-7.4	
Halifax CMA	4,324	283,937	101	36%	4,442	274,068	102	37%	-2.7	3.6	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.7	126.0	222	6.5	69.5	825
	February	595	3.14	5.24	117.6	127.0	222	6.4	69.3	831
	March	581	3.14	4.99	117.7	127.6	221	6.1	68.9	842
	April	570	3.14	4.79	117.6	127.7	222	5.9	68.9	853
	May	570	3.14	4.79	117.6	128.2	222	5.8	68.6	852
	June	570	3.14	4.79	117.6	127.7	222	5.7	68.6	854
	July	570	3.14	4.79	117.5	127.5	221	6.1	68.4	863
	August	570	3.14	4.79	117.5	127.7	221	6.1	68.3	870
	September	570	3.14	4.79	117.9	128.2	222	6.1	68.6	871
	October	570	3.14	4.79	118.0	128.2	225	5.9	69.2	874
	November	570	3.14	4.79	118.0	127.4	227	6.1	69.9	872
	December	570	3.14	4.79	118.0	126.2	228	6.2	70.3	869
2015	January	570	3.14	4.79	118.0	125.8	228	6.1	70.2	864
	February	567	2.89	4.74	118.5	126.9	227	6.2	69.9	870
	March	567	2.89	4.74	118.6	128.4	225	6.4	69.3	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.7	68.0	881
	July	561	2.89	4.64	118.8	128.9	223	6.1	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.7	68.3	879
	September	561	2.89	4.64	118.8	128.4	227	5.9	68.9	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64		128.1	224	6.1	68.2	860
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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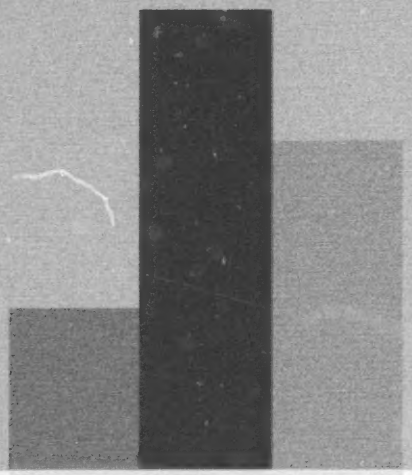

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